TOWN OF ELSMERE PLANNING COMMISSION MEETING MINUTES January 6, 2015 6:30 P.M.

.

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

ROLL CALL:

CHAIRMAN	CHARLES LINDELL	PRESENT
COMMISSIONER	ROBERT ANDERSON	PRESENT
COMMISSIONER	LEON BACKER	PRESENT
COMMISSIONER	ANDREW FAVREAU	PRESENT
COMMISSIONER	ERIN L. HURST	PRESENT
COMMISSIONER	MARIANNE SKIPSKI	PRESENT
COMMISSIONER	ROBERT SWAIN	PRESENT

APPROVAL OF MINUTES:

Approval of the Minutes from the November 10, 2014 Planning Commission Meeting

ACTION: Commissioner Backer made a motion to approve the Minutes from the November 10, 2014 Planning Commission meeting. The motion was seconded by Commissioner Favreau.

VOTE: 7-0 Motion carried

NEW BUSINESS:

Review of Petition 14-22 Tax Parcel Number: 1900-400-003

Ciro Poppiti, Esquire, spoke on behalf of the applicant, Serpes Associates. Mr. Poppiti stated the applicant wishes to re-zone the property at 3 Walnut Avenue from R-1 to commercial to store bakery equipment in order to clean up the property next door.

Dominick Serpe stated that the structure would be used to store equipment, pans, racks and other excess equipment from the bakery. No food would be stored there. Mr. Serpe stated that the second floor is currently rented.

Chairman Lindell asked whether there would be any deliveries to the house. Mr. Serpe stated that he did not expect any deliveries or any increase in traffic.

The commissioners asked additional questions regarding the applicant's plans for the structure.

Councilwoman Joann I. Personti, 5th District, spoke in support of the application and stated that she has not received any correspondence against the application.

Town Manager John Giles stated that Mr. Serpe has been working with the code office to clean up the bakery property to bring it into compliance with town code and has not found anything in the comprehensive plan that would prohibit the re-zoning. Town Manager Giles further stated that the town does not oppose the application.

ACTION: Commissioner Skipski made a motion to recommend approval of Petition 14-22 relating to a variance to the buffer and a special exception use due to the fact that it meets the harmonious development of the comprehensive plan with the condition that mixed use of the property is prohibited. The motion was seconded by Commissioner Anderson.

VOTE: 7-0 Motion carried

ACTION: Commissioner Backer made a motion to recommend approval of Petition 14-22 and Ordinance 589 to the town council. The motion was seconded by Commissioner Favreau.

VOTE: 7-0 Motion carried

OLD BUSINESS:

None

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:

None

PUBLIC COMMENT:

None

ADJOURNMENT:

	ommissioner Swain Commissioner Favre	n made a motion to adjourn the meeting. The motion was eau.
VOTE:	7 – 0	Motion carried
At this time, the meet	ing was adjourned.	
Planning Commission meeting will be availa	n Meeting. Votes an able at Town Hall for tape(s) may be revi	ms and other issues discussed at the January 6, 2015 re recorded accurately. The audio tape(s) of this or a period of two years from the date these minutes are iewed at Town Hall by appointment and in accordance
CHARLES LINDE	LL, CHAIRMAN	LEON BACKER, SECRETARY